



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU11-00132 Tierra Del Este Unit Sixty Nine  
**Application Type:** Major Final  
**CPC Hearing Date:** February 9, 2012  
**Staff Planner:** Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)  
**Location:** South of Ralph Seitsinger Drive and East of John Hayes Street  
**Acreage:** 90.16 acres  
**Rep District:** 5  
**Existing Use:** Vacant  
**Existing Zoning:** R-5 (Residential)  
**Proposed Zoning:** R-5 (Residential)  
**Nearest Park:** Tim Foster Park (0.30 mile)  
**Nearest School:** El Dorado 9<sup>th</sup> Grade School (0.32 mile)  
**Park Fees Required:** N/A  
**Impact Fee Area:** A portion of this property is located in the Eastside Impact Fee Service Area and is subject to impact fees.  
**Property Owner:** Ranchos Real XIV, LLC  
**Applicant:** Conde, Inc.  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-5 (Residential)/ Vacant  
**South:** ETJ/ Vacant  
**East:** ETJ/ Vacant  
**West:** R-5 (Residential)/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** None.

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 90.16 acres of land into 362 single-family residential lots. The smallest lot will measure approximately 5,286 square feet; the largest lot will measure approximately 11,713 square feet. The development will also include a centrally located 3.585-acre park. The applicant will be receiving 0.035-acre of parkland credit from another park within the Tierra Del Este Phase III Land Study. Primary access will be from both Ralph Seitsinger Drive and John Hayes Street. This project is being reviewed under the current subdivision code.

### **CASE HISTORY**

This subdivision is part of the Tierra Del Este Phase III Land Study that was approved by the City Plan Commission on February 10, 2011 and administratively amended on August 25, 2011.

The preliminary plat for Tierra Del Este Unit Sixty Nine was approved by the City Plan Commission on September 8, 2011, with the following conditions:

- The City Plan Commission required the applicant to landscape the parkway area on Ralph Seitsinger and John Hayes, as stipulated under Section 19.23.040(H) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.
- The applicant shall also comply with Section 19.23.040(H)3.b by providing a reservation or easement at least ten feet wide where any double frontage lots have frontage along an arterial or freeway, across which there shall be no right of access.

#### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit Sixty Nine on a Major Final basis, subject to the following conditions and requirements:

- Tierra Del Este Unit Fifty Seven Amending Plat and Tierra Del Este Unit Sixty Seven shall be filed prior to or in concurrence with Tierra Del Este Unit Sixty Nine to provide adequate access from Ralph Seitsinger Drive and John Hayes Street.
- Staff is recommending that the City Plan Commission require the applicant to landscape the parkway area on Ralph Seitsinger and John Hayes, as stipulated under Section 19.23.040(H) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

#### **Planning Division Recommendation:** **Approval.**

#### **Engineering & Construction Management - Land Development**

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

1. Provide Date of Preparation.
2. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

**This subdivision is within Flood Zone X, “Areas determined to be outside 500-year flood plain” Panel 480212 0175 B, dated September 4, 1991.**

**EPDOT**

Transportation has the following comments:

1. Tierra Del Este Unit 57 Amending Plat and Tierra Del Este Unit 67 shall be recorded prior to the subdivision to ensure adequate access to John Hayes.
2. The median opening at the end of Pebble Hills shall be at least 45ft. to ensure an adequate turning radius for fire and sanitation trucks at the end of Pebble Hills.
3. The Developer shall contribute their proportionate share of traffic mitigation improvements for the following intersections:
  - a. Rich Beem and Ralph Seitsinger (\$15,395.01)
  - b. Pebble Hills and Rich Beem (\$14,333.29)
  - c. Pebble Hills and Tim Foster (\$21,765.36)
  - d. Pebble Hills and John Hayes (\$32,913.48)
  - e. Edgemere and Tim Foster (\$20,172.78)
  - f. Edgemere and John Hayes (\$31,851.75)
  - g. Ralph Seitsinger and John Hayes (\$35,567.79)

The Developer shall construct four-way stops at the following intersections as interim traffic mitigation until such time that traffic signals are installed. Alternative traffic control measures i.e. roundabouts may be provided in lieu of traffic signals:

- o Edgemere and John Hayes
- o Edgemere and Tim Foster
- o Ralph Seitsinger and John Hayes

Double frontage lots along John Hayes and Ralph Seitsinger shall comply with Section 19.23.040 H (Double Frontage Lots) of the El Paso City Code.

Landscape, vegetation and irrigation systems are to be provided within the proposed median on Pebble Hills.

Transportation has the following recommendations:

1. Forseeing the future need, Transportation recommends the installation of two (2) two-inch underground conduits within the proposed median on Pebble Hills as part of the median improvements for arterial lighting communication systems.
2. Additional amenities such as trees with appropriate irrigation systems, landscaping, elevation changes, drinking fountains, illumination, shaded resting and sitting areas, trash receptacles, and dog stations be provided within the easement park. The areas could also include depressions and conveyance properties that may serve as water harvesting areas.

Transportation has the following notes for the proposed subdivision plat:

1. Temporary end-of-road markers or Type III Barricades shall be placed at the ends Meadow Lawn and Lookout Point.
2. All proposed/existing paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the

current ADA/TAS regulations and City Design Standards for Construction.

**Parks and Recreation Department**

We have reviewed **Tierra Del Este #69**, a major final plat map and offer **no objections** to this subdivision application.

Please note that this Subdivision is composed of 362 Single-family dwelling lots, includes a 3.585 acre Park site and is part of the Tierra Del Este III - Phase III Revised Land Study.

Also, note that this subdivision is required to provide a 3.62 acre park site at minimum however, applicant dedicated 8.34 acres with-in the Tierra Del Este # 67 and exceeded the minimum parkland requirements by 0.11 acres which will be applied to meet the minimum parkland requirements of Chapter 19.20 - Parks & Open Space for this subdivision application.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site.
7. Provide perimeter lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards.

10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
14. Applicant is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
15. A 7' wide concrete sidewalk is required all along the park's perimeter.
16. Parks request for all park sites large enough to accommodate programmable fields be laser leveled.
17. Park improvements to both park sites shall meet the requirements of the current Park and Open Space ordinance Section 19.20
18. Provide street trees within a 7' wide parkway as per required per ordinance # 017528
19. Provide an age appropriate play structure.
20. Provide accessible picnic tables & benches on concrete pads as required by ordinance.
21. Construction of Park improvements need to be coordinated and inspected by Parks Department.
22. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

*(The proposed 3.585-acre park is smaller than what is required for a subdivision of 362 lots. However, the applicant has received credits from the park within Tierra Del Este Unit Sixty Seven – adjacent to the north)*

### **El Paso Water Utilities**

We have reviewed the above referenced subdivision and provide the following comments:

EPWU does not object to this request.

- *A portion of the Proposed Pebble Hills Boulevard is located within the Eastside Impact Fee Service Area. Impact Fees will be assessed at the time of plat and collected by EPWU prior to the City of El Paso issuing a Building Permit in accordance with the City of El Paso's Ordinance No. 017113 and the EPWU-PSB Rules and Regulation No. 16.*
- *EPWU-PSB supports and encourages voluntary annexation to the City of El Paso.*  
*(This property has been annexed)*
- *Annexation fees are due at the time of new service application for individual water meters within the subject property. Add annexation fee rate table.*
- *Add Eastside Service Area Impact Fee Table.*

## **Water**

Water storage improvements to the existing system are required to enable service to the subject property. Water service to the subject property will be provided by a proposed elevated tank (reservoir).

Along John Hayes Street between Ralph Seitsinger Drive and Pebble Hills Boulevard, there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to the existing twenty-four (24) inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

From the intersection of John Hayes Street and Lookout Point (TDE 57), along John Hayes Street towards the south, there is an existing twelve (12) inch diameter water main.

## **Sanitary Sewer**

Along John Hayes Street between Ralph Seitsinger Drive and Pebble Hills Boulevard, there is an existing thirty-three (33) inch diameter sanitary sewer main. No direct service connections are allowed to the existing thirty-three (33) inch diameter sanitary sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. Immediately north of the intersection of Pebble Hills Boulevard and John Hayes Street, the size of this sanitary sewer main increases to thirty-six (36) inches in diameter. At the intersection of Pebble Hills Boulevard and John Hayes Street, the alignment of this 36-inch diameter sanitary sewer main continues towards Tim Foster Street.

EPWU-PSB requests master grading plans of the entire land study area to aid in the design of the sewer system to serve the property.

## **General**

Coordination with the Developer is required to ascertain that the water transmission mains, storage improvements, and sewer interceptors are constructed in parallel with development.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **EPWU Stormwater Division**

1. Stormwater drainage facilities that are to be maintained by EPWU shall be encompassed within a designated City-owned property or right-of-way. Public storm sewers shall be accessible for inspection and maintenance by the City. Change the drainage easements (for storm drain pipe) located within residential lots to drainage right-of-ways (Lot 16, Block 383 and Lot 23, Block 383).

2. Provide final Subdivision Improvement Plans for review as required by section 19.04.010.

*(comment has been addressed)*

3. Design of the ponding area shall meet all subdivision ordinance requirements for a retention basin. Provide results of retention basin boring and percolation tests performed according to City of El Paso Design Standards. Ensure that results show existing subsurface soil profiles, soil types and conditions. EPWU recommends boring 10' (feet) below the proposed bottom surface of the basin. Note the plasticity index, elevation of water table if applicable, percolation rate and whether the soil is cohesive or non-cohesive.
4. At the improvement plan stage protect the subject property from stormwater runoff from the undeveloped terrain.
5. At the improvement plan stage mitigate the amount of stormwater runoff on streets by extending an underground storm sewer system to capture street flow at critical points.
6. Incorporate principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff. Consider depressing the area between the house and right-of-way line to retain additional stormwater runoff. Provide additional stormwater retention at the park sites and landscaped areas.

**Sun Metro**

No comments received.

**El Paso Fire Department**

No comments received.

**911**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Socorro Independent School District**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

<u>Eastside Service Area</u>			
<b>Meter Size</b>	<b>Meter Capacity Ratio</b>	<b>Water*</b>	<b>Wastewater</b>
Less than 1 inch	1.00	\$697.00	\$920.00
1 inch	1.67	\$1,163.00	\$1,537.00
1½ inch	3.33	\$2,321.00	\$3,065.00
2 inch	5.33	\$3,714.00	\$4,905.00
3 inch	10.00	\$6,968.00	\$9,203.00
4 inch	16.67	\$11,615.00	\$15,341.00
6 inch	33.33	\$23,223.00	\$30,672.00
8 inch	53.33	\$37,158.00	\$49,077.00
10 inch	76.67	\$40,064.00	\$52,916.00
12 inch	143.33	\$74,899.00	\$98,924.00

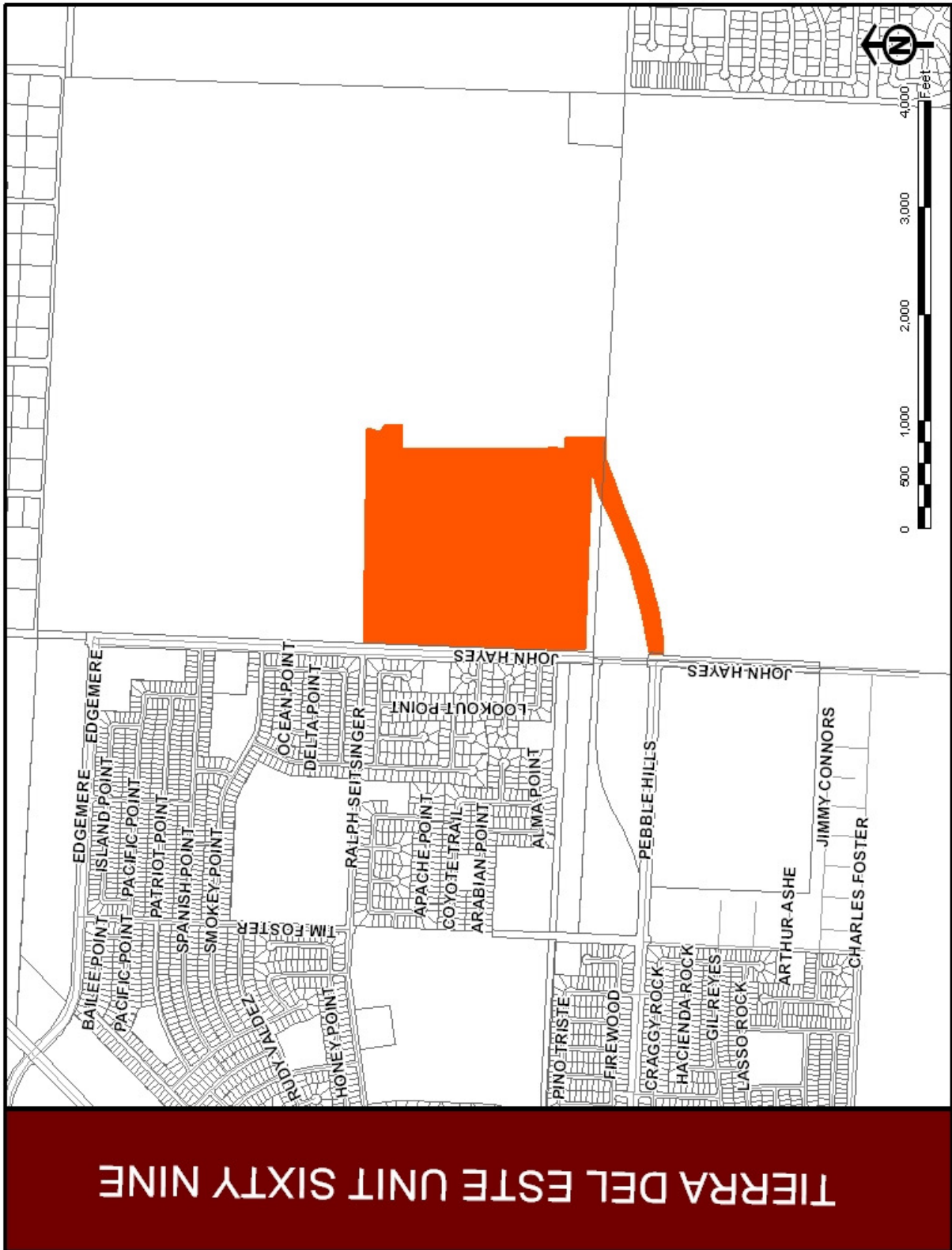
**\*Fees do not apply to water meter or connections made for standby fire protection service**

#### **Attachments**

1. Location map
2. Aerial map
3. Final plat
4. Application

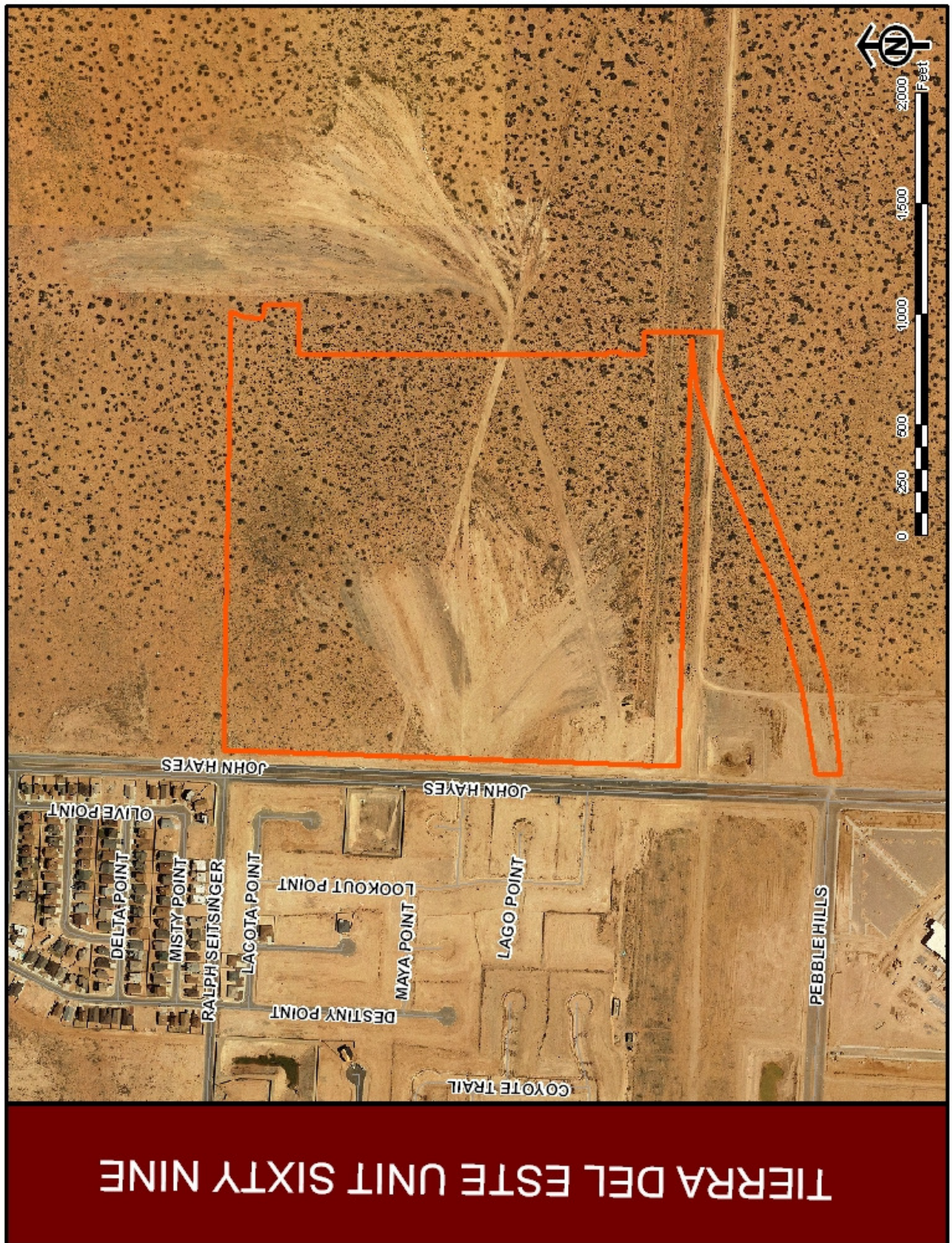


ATTACHMENT 1



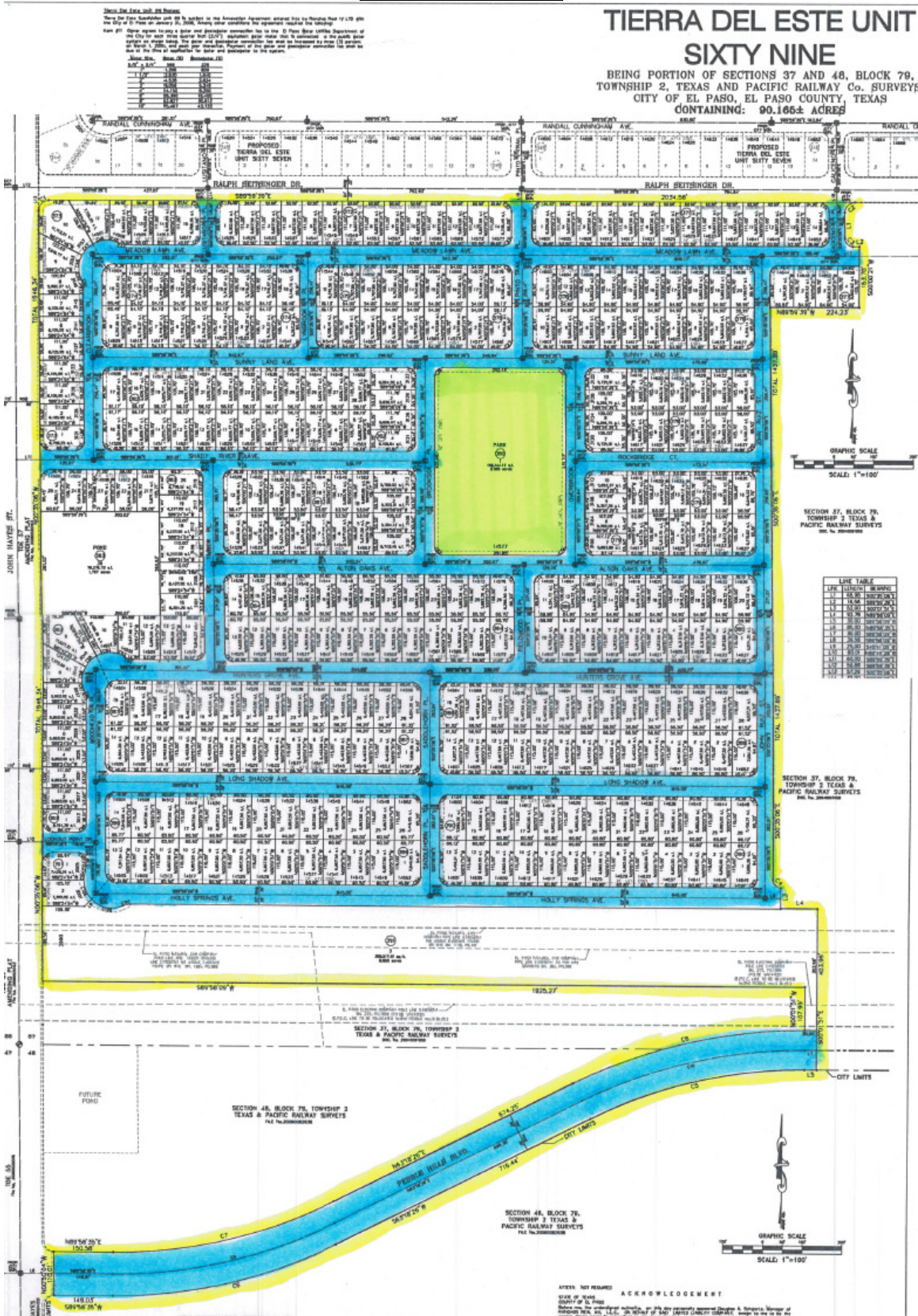


ATTACHMENT 2





## ATTACHMENT 3



# ATTACHMENT 4



## CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION FINAL APPROVAL

DATE: December 07, 2011

File No. SUSU11-00132

SUBDIVISION NAME: Tierra Del Este Unit 69

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Section 37 and 48, Block 79, Township 2, Texas and Pacific Railroad Company Surveys,  
El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>57.90</u>	<u>360</u>	Office		
Duplex			Street & Alley	<u>18.033</u>	<u>1</u>
Apartment			Ponding & Drainage	<u>1.797</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>3.585</u>	<u>1</u>	<u>Easement</u>	<u>8.850</u>	<u>1</u>
School					
Commercial			Total No. Sites	<u>363</u>	
Industrial			Total Acres (Gross)	<u>90.165</u>	
3. What is existing zoning of the above described property? R-5 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground      Overhead      Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Lot to street to Ponds
7. Are special public improvements proposed in connection with the development? Yes X No
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No       
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes      No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes      No X  
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12.	Owner of record	<u>Ranchos Real XIV, LLC</u>	<u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>	<u>915-592-0290</u>
		(Name & Address)	(Zip)	(Phone)
13.	Developer	<u>Ranchos Real XIV, LLC</u>	<u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>	<u>915-592-0290</u>
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Drive, Ste 100, El Paso, TX 79905</u>	<u>915-592-0283</u>
		(Name & Address)	(Zip)	(Phone)

**CASHIER'S VALIDATION**  
**FEE: \$1796.00**

Ranchos Real XIV, LLC

OWNER SIGNATURE: \_\_\_\_\_

Douglas A. Schwartz, Manager

REPRESENTATIVE: \_\_\_\_\_

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT  
 REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**